

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 p.m. Regular Meeting March 17, 2011 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairwoman Lucienne L. Cote  
Commissioner Gerard Frappier  
Commissioner David Lahousse  
Commissioner Normand Laliberte  
Commissioner Gerard Remillard

Deputy Director, Duncan Speel  
Robert Kulik, Executive Director  
Vice-Chairman Charles C. Baldelli - absent  
Commissioner Janet Lemieux – arrived at 4:33

Attorney Michael Murphy

2. Good and Welfare for the Audience

Three residents from Crepeau Court were present to express their views about the WHA's new No-Smoking Policy. One of the three spoke. Chairwoman Cote said the Board would take the comments under advisement.

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3. Chairwoman Cote asked for a motion to accept the minutes of the regular meeting of February 17, 2011. A motion was made by Commissioner Frappier and seconded by Commissioner Remillard.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse

Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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4. Chairwoman Cote asked for a motion to approve the bills paid for the month of February 17, 2011. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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5. Chairwoman Cote asked for a motion to accept and place on file the Communications and Interest of the Authority, A & B. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier.

Commissioner Laliberte asked the outcome of the medical marijuana situation. The Director answered that there is no outcome yet. Our Attorney Fontaine has prepared an opinion after reviewing the correspondence from HUD that we should not be admitting new residents who use medical marijuana. While medical marijuana is legal in Rhode Island, it is still illegal under federal law. There must be a policy established for current residents who are approved for medical marijuana. Attorney Fontaine is going to research the issue.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux

Commissioner Remillard

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6. Report of the Secretary

Chairwoman Cote asked for a motion to receive and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

The Director submitted his report as written highlighting that the April meeting is the reorganizational meeting. He informed the Board that Vice-Chairman Baldelli has been reappointed to the Board for an additional five-year term. The computer system crashed so there is no financial report available. Three weeks worth of information is being re-entered into the database. The financials will be distributed as soon as the information is available. There is an agenda item for two new F-350 trucks; three quotes have been distributed to the Board. The Director stated that he is not happy with the trade-ins offered so he is suggesting that the WHA sell them independently rather than trading them in. Attorney Murphy recommended that we get an advisory opinion, but he believes that employees could bid on the vehicles provided that they have not received any information that the general public did not receive. There was discussion among the Commissioner regarding the trade-in values; possibly keeping the smaller trucks rather than trading them in, and using them for other lesser jobs than plowing; and marking the new trucks with the WHA logo.

There was a fire at Kennedy Manor which resulted in \$20-\$25k damage. The apartment was being used by the contractors who are doing the bathroom renovations. It is pretty certain that the contractors were at fault and their insurance company will be accepting responsibility.

There was discussion among the Board members regarding the new No Smoking policy and whether or not there should be an exterior designated smoking area on all WHA properties; and what the penalty should be for policy violators.

Commissioner Frappier made a motion to have the Director and Deputy review the policy as it regards outside the buildings on WHA property and report to the Board at the April meeting. Commissioner Laliberte seconded the motion adding that if the WHA is going to have a No Smoking policy then there needs to be a penalty for violation of and it needs to be the same at the high-rises and at the family developments. He added that he wants to see equal application of the policy for all WHA properties. Attorney Murphy added that the penalty is that it is a lease violation; after multiple violations, the WHA could attempt eviction proceedings.

There was no further discussion. A roll call vote was taken; the following were

the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

There was no further discussion on the Director’s report. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6B. Report of the Deputy Director

Chairwoman Cote asked for a motion to receive and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Commissioner Lahousse.

The Deputy submitted his report as written, highlighting that the brick façade bid has been advertised and bids are due in April 21. There has been a pre-construction meeting regarding the overhead electric at Morin and Veterans with Ryan Electric and our engineers.

Commissioner Lemieux asked about our maintenance men plowing the City streets at our own developments and billing the City. The Deputy said those are private contractors who bid the work, and he would not want to get into that. Commissioner Lahousse added that the wear and tear on a vehicle from plowing is enormous.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

6C. Reports of Direct Staff, Legal and Financial

Chairwoman Cote asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial, for purposes of discussion. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

7. Report of Committees

None

8. Unfinished Business

Chairwoman Cote asked for a motion to receive, for review only:

- A. Management Assessment Subsystem submittal for 2010.
- B. Section 8 SEMAP submittal for 2010.

A motion was made by Commissioner Laliberte and seconded by Commissioner Remillard.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

## 9. New Business

- A. Chairwoman Cote asked for a motion for Approval to purchase of 2 Ford F-350 trucks, total purchase not to exceed \$65,000 with trade-ins. A motion was made by Commissioner Frappier and seconded by Commissioner Laliberte.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

### AYES

### NAYS

Chairwoman Cote  
Commissioner Frappier  
Commissioner Lahousse  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

Commissioner Lemieux asked if the Board minutes could be posted on the WHA website. The Director said yes.

## 10. Adjournment

Chairwoman Cote asked for a motion to adjourn. A motion was made by Commissioner Laliberte and seconded by Commissioner Frappier at 5:36 p.m. Roll call vote was unanimous.

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Robert Kulik, Executive Director